148.0 Map | 0003 Block | 0005.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	901,700	/	901,700
USE VALUE:	901,700	/	901,700
ASSESSED:	901,700	/	901,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENT WILLIAM E JR ETAL/ TRUSTEES
Owner 2:	9 QUINCY STREET NOMINEE TRUST
Owner 3:	
Street 1:	68 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENT WILLIAM E JR -
Owner 2:	-
Street 1:	68 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,832 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2509 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7832.000	484,400	4,700	412,600	901,700
Total Card	0.180	484,400	4,700	412,600	901,700
Total Parcel	0.180	484,400	4,700	412,600	901,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.42 | /Parcel: 359.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	484,500	4700	7,832.	412,600	901,800	901,800	Year End Roll	12/18/2019
2019	104	FV	377,800	4700	7,832.	412,600	795,100	795,100	Year End Roll	1/3/2019
2018	104	FV	355,400	3700	7,832.	365,500	724,600	724,600	Year End Roll	12/20/2017
2017	104	FV	333,600	3700	7,832.	306,500	643,800	643,800	Year End Roll	1/3/2017
2016	104	FV	333,600	3700	7,832.	306,500	643,800	643,800	Year End	1/4/2016
2015	104	FV	297,800	3700	7,832.	265,300	566,800	566,800	Year End Roll	12/11/2014
2014	104	FV	297,800	3700	7,832.	256,400	557,900	557,900	Year End Roll	12/16/2013
2013	104	FV	309,600	3700	7,832.	244,000	557,300	557,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11557

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENT WILLIAM E	75035-303	1	7/2/2020	Convenience	1	No	No		
BENT WILLIAM E	33804-354		10/8/2001	Family	1	No	No		
BENT WILLIAM	24797-373		8/22/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2010	2401	Porch	22,000					DEMO & REBUILD REA

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	372	PATRIOT
4/6/2005	OWNR INFO	BR	B Rossignol
4/21/2000	Inspected	276	PATRIOT
4/1/2000	Missed Appt.	197	PATRIOT
11/30/1999	Measured	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7832		Sq. Ft.	Site		0	70.	0.75	8			Locatio	-10					412,624						412,600	

Total AC/HA: 0.17980 | Total SF/SM: 7832 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 412,624 | Spl Credit | Total: 412,600

PRINT

Date	Time
12/11/20	01:42:57

LAST REV

Date	Time
08/04/20	13:39:19

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

97273

06/27/18

!11557!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08032787
Const Adj.:	0.98500049
Adj $ / SQ:	180.901
Other Features:	117000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658126
Depreciation:	173745
Depreciated Total:	484381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

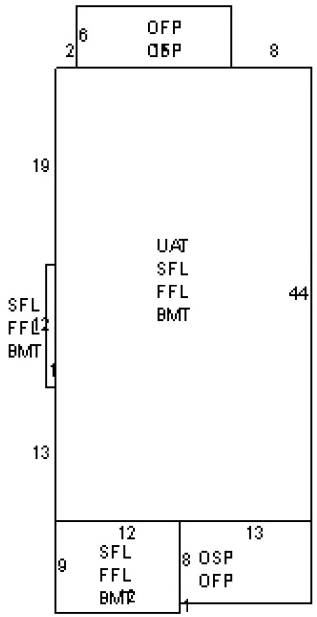
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.90
Special Features:	0	Val/Su Net:	112.05
Final Total:	484400	Val/Su SzAd	198.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,220	54.270	66,210
FFL	First Floor	1,220	180.900	220,699
SFL	Second Floor	1,220	180.900	220,699
OFP	Open Porch	284	21.980	6,241
UAT	Upper Attic	275	85.930	23,630
OSP	Screen Porch	104	35.070	3,647

Net Sketched Area:	4,323			Total:	541,126
Size Ad	2440	Gross Are	5148	FinArea	2509

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700